

# CITY OF LODI

## COUNCIL COMMUNICATION

AGENDA TITLE: Approve Final Map and Improvement Agreement for Arcadia Place, Tract No. 3147

MEETING DATE: October 17, 2001

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council take the following action with regard to the Arcadia Place development:

1. Approve the final map for Arcadia Place, Tract No. 3147, and direct the City Manager and City Clerk to execute the Improvement Agreement and map on behalf of the City.
2. Appropriate funds for applicable fee credits.

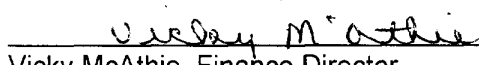
BACKGROUND INFORMATION: The Arcadia Place subdivision is located east of Stockton Street, north of the Parisis Ranch, Thayer Ranch and Richards Ranch projects and west of Cherokee Lane. The developer, Lodi Building Partners III, L. P., is constructing the subdivisions covered by the tentative maps for the Beckman Ranch and Perlegos Property developments as one project. The Richards Ranch school site separates the easterly and westerly portions of the subdivision as shown on Exhibit A. The project contains 97 lots consisting of 96 single-family residential units and one lot (Lot 97) that is to be acquired by Lodi Unified School District as part of the Richards Ranch school site.


Subdivision improvements include the installation of street improvements along the park site frontage on Voyager Drive. The developer is entitled to reimbursement for the park site frontage improvements in conformance with LMC §15.44 and §16.40 and staff requests that funds be appropriated to cover these costs (\$14,500).

The developer has furnished the City with the improvement plans, necessary agreements, guarantees, insurance certificates and fees for the proposed subdivision.

FUNDING: IMF – Park and Recreation Facilities \$14,500

Funding Available:

  
Vicky McAthie, Finance Director

  
Richard C. Prima, Jr.  
Public Works Director


Prepared by Sharon A. Welch, Senior Civil Engineer

RCP/SAW/Im

Attachment

cc: Senior Civil Engineer Fujitani  
Senior Civil Engineer Welch  
Lodi Building Partners III, L. P.  
Baumbach & Piazza

APPROVED:

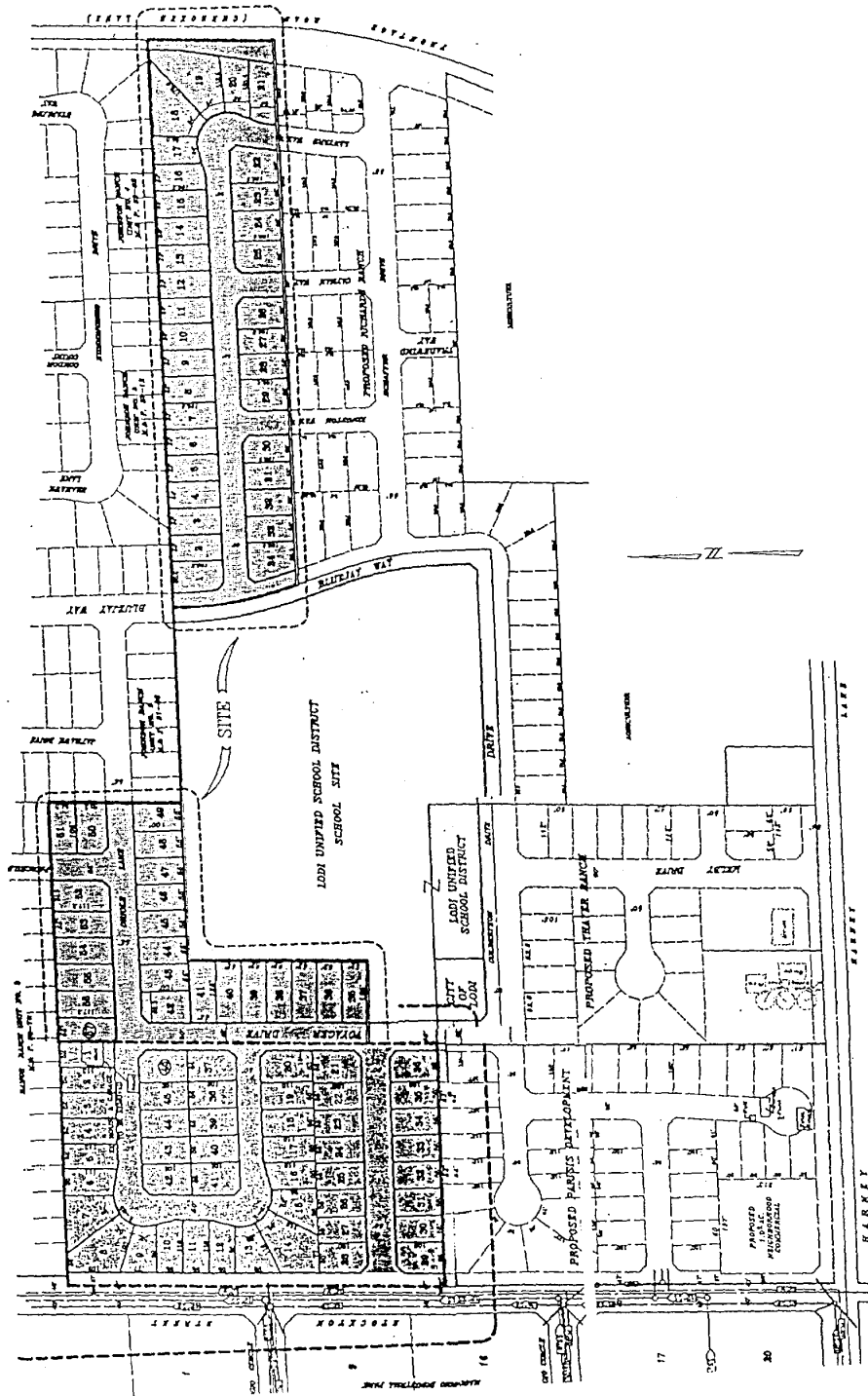
  
Paul Dixon Flynn -- City Manager



CITY OF LODI  
PUBLIC WORKS DEPARTMENT

EXHIBIT A

ARCADIA PLACE



CITY COUNCIL

ALAN S. NAKANISHI, Mayor  
PHILLIP A. PENNINO  
Mayor Pro Tempore  
SUSAN HITCHCOCK  
EMILY HOWARD  
KEITH LAND

CITY OF LODI  
PUBLIC WORKS DEPARTMENT

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H. DIXON FLYNN  
City Manager  
SUSAN J. BLACKSTON  
City Clerk  
RANDALL A. HAYS  
City Attorney  
RICHARD C. PRIMA, JR.  
Public Works Director

October 10, 2001

Lodi Building Partners III, L.P.  
2375 West March Lane  
Stockton, CA 95207

Baumbach & Piazza  
323 West Elm Street  
Lodi, CA 95240

SUBJECT: Approve Final Map and Improvement Agreement for Arcadia Place,  
Tract No. 3147

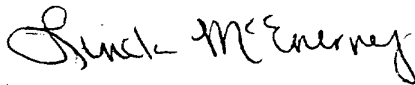
Enclosed is a copy of background information on an item on the City Council agenda of Wednesday, October 17, 2001. The meeting will be held at 7 p.m. in the City Council Chamber, Carnegie Forum, 305 West Pine Street.

This item is on the consent calendar and is usually not discussed unless a Council Member requests discussion. The public is given an opportunity to address items on the consent calendar at the appropriate time.

If you wish to write to the City Council, please address your letter to City Council, City of Lodi, P. O. Box 3006, Lodi, California, 95241-1910. Be sure to allow time for the mail. Or, you may hand-deliver the letter to City Hall, 221 West Pine Street.

If you wish to address the Council at the Council Meeting, be sure to fill out a speaker's card (available at the Carnegie Forum immediately prior to the start of the meeting) and give it to the City Clerk. If you have any questions about communicating with the Council, please contact Susan Blackston, City Clerk, at 333-6702.

If you have any questions about the item itself, please call Sharon Welch at 333-6800, ext 2659.

  
Richard C. Prima, Jr.  
Public Works Director

RCP/lm

Enclosure

cc: City Clerk